



City of NORFOLK

C: Dir., Department of Planning and Community Development

To the Honorable Council
City of Norfolk, Virginia

February 11, 2014

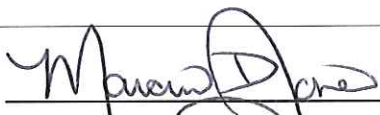
From: George M. Homewood, AICP, CFM
Acting Planning Director

Subject: Zoning Text
Amendment to Table 5-A, "Table
of Land Uses" of the *Zoning
Ordinance* to add "Recreational
Sports, Indoor" as a use allowed
by Special Exception within
Business and Commerce Park
districts (BC-1) and (BC-2) - City
Planning Commission on behalf
of NFI Events

Reviewed: 
Ronald H. Williams, Jr., Assistant City
Manager

Ward/Superward: 3,4/7

Approved:


Marcus D. Jones, City Manager

Item Number:

PH-5

- I. **Recommendation:** Approval
- II. **Applicant:** City Planning Commission on behalf of the Planning Department
- III. **Description**
This agenda item is a Text Amendment to the *Zoning Ordinance* to allow "Recreational Sports, Indoor" as a use allowed by Special Exception within Business and Commerce Park districts (BC-1) and (BC-2).
- IV. **Analysis**

Plan Analysis
 - The Enhancing Economic Vitality chapter of *plaNorfolk2030* includes an action calling for modifications to city processes, including zoning requirements, to support business investment.
 - The proposed changes to the Zoning Ordinance are consistent with this action.

Zoning Analysis

- The purpose of the Business and Commerce Center districts is to enhance employment opportunities, encourage efficient use of land and to enhance property values and tax base.
- The *Zoning Ordinance* defines Indoor Recreational Sports as
 - Public or private recreation facilities, such as golf driving ranges, ball courts, tennis or other racquet courts, swimming pools bowling alleys, skating rinks, shooting ranges or similar uses which are enclosed in buildings and are operated on a commercial or membership basis primarily for the use of persons who do not reside on the same lot as that on which the recreational use is located.
- The amendment would allow an additional use that generally requires a large warehouse style space into the BC-1 and BC-2 districts.
- The use would meet the intent of the district while allowing a review of each application on a case by case basis to ensure that there are no negative impacts on the adjacent business and commerce park tenants.

V. Financial Impact

Approval of the request will allow an additional use in the BC-1 and BC-2 districts that is not currently allowed and may serve to improve the business opportunities within the district.

VI. Environmental

This proposed ordinance revisions should not have any environmental impact, since the projects utilizing its provisions will be reviewed for full compliance with ordinance standards.

VII. Community Outreach/Notification

- Legal notification was placed in *The Virginian-Pilot* on November 5 and 12.
- The Planning Commission Public Hearing was held December 19, 2013.
- Public notification for this agenda item was conducted through the City of Norfolk's agenda notification process.

VIII. Board/Commission Action

By a vote of 7 to 0, the Planning Commission recommended that the request for a Text Amendment be **approved**, subject to the conditions outlined in the attached ordinance.

IX. Coordination/Outreach

This request has been coordinated with the Department of Planning and Community Development, the Department of Development, and the City Attorney's Office.

Supporting Material from the Department of Planning and Community Development

- Proponents and Opponents
- Text

Proponents and Opponents

Proponents


None

Opponents

None

12/06/2013 tsv

Form and Correctness Approved:

By 
Office of the City Attorney



Contents Approved:

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

PH-5
AN ORDINANCE TO AMEND AND REORDAIN TABLE 5-A OF THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1992, IN ORDER TO ADD "RECREATIONAL SPORTS, INDOOR" AS A USE PERMITTED BY SPECIAL EXCEPTION IN THE BC-1 (BUSINESS AND COMMERCE PARK) AND BC-2 (BUSINESS AND COMMERCE PARK) DISTRICTS.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That Table 5-A of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Table of Land Uses," is hereby amended and reordained so as to add "Recreational Sports, Indoor" as a use permitted by special exception in the BC-1 (Business and Commerce Park) and BC-2 (Business and Commerce Part) Districts. The table shall read as set forth in "Exhibit A," attached hereto.

Section 2:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (2 pages)

EXHIBIT A

BC-1, BC-2, and O-1 – OFFICE AND BUSINESS/COMMERCE DISTRICTS
TABLE 5-A – TABLE OF LAND USES

LAND USES	DISTRICTS			COMMENTS
	O-1	BC-1	BC-2	
P = Permitted S = Special Exception				
OFFICE USES				
Laboratory		P	P	
Office	P	P	P	
Office, Contractor (no exterior storage)		P	P	
Office, Contractor (with exterior storage)			P	
Office/Clinic, Medical	P	P	P	
COMMERCIAL USES				
Automobile and Truck Rental			P	
Automobile and Truck Repair			P	Subject to the requirements of § 25-10.3 Automobile repair and gas station
Commercial Drive-Through	S	S	S	Subject to the requirements of § 25-10.8 Commercial drive-through facility
Commercial Fueling Depot			S	Subject to the requirements of §25-10.3, Automobile repair and gas station. Subject to the requirements of §13-6.6 Motor fuel pumps, islands and curbs.
Eating Establishment	P	P	P	
Eating and Drinking Establishment	S	S	S	Subject to the requirements of § 25-10.1 Adult uses
Entertainment Establishment	S	S	S	Subject to the requirements of § 25-10.1 Adult uses
Financial Institutions	P	P	P	
Health and Fitness Facility	P	P	P	
Hotel/Motel	P	P	P	Subject to the permit requirements of Norfolk City Code chapter 22, article II (§ 22-27 et seq.)
Mini-Warehouse		P	P	
<u>Recreational Sports, Indoor</u>		<u>S</u>	<u>S</u>	

LAND USES	DISTRICTS			COMMENTS
	O-1	BC-1	BC-2	
P = Permitted S = Special Exception				
Retail Services Establishments	P	P		
Sale of Alcoholic Beverages for Off-Premises Consumption	S	S	S	Subject to the requirements of § 25-10.1 Adult uses
Studio, Arts		P	P	
Studio, Dance	P	P	P	
Vendor	P	P	P	Subject to the requirements of City Code § 42 – Article I-A
PUBLIC AND CIVIC USES (Sites < 1 Acre)				
Broadcast Studio	P	P	P	
Communication tower (commercial)	S	S	S	Subject to the requirements of § 25-10.5 Communication Tower
Day Care Center, Adult	P	P	P	
Day Care Center, Child	P	P	P	
Educational Facility, Professional and Vocational	P	P	P	
Governmental Operations (non-industrial)	P	P	P	
Park	P	P	P	
Utility Facility	P	P	P	
INDUSTRIAL USES				
Flammable Liquid and Gas Distribution/Storage			S	
Heavy Equipment Rental, Sales, and Service			P	
Manufacturing, Light		P	P	
Manufacturing, Paint			S	
Railroad Repair Shop			P	
Recycling Collection Station			P	
Ship Chandler		P	P	
Trucking Terminal			P	
Warehouse/Wholesale		P	P	Display and sales area not to exceed 15% of gross floor area